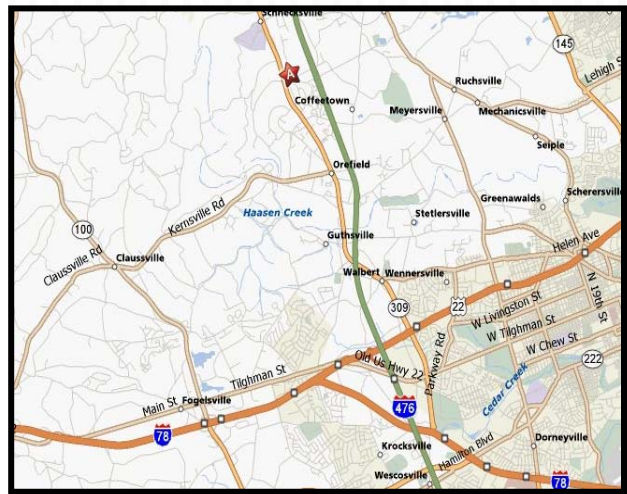




HAWLEY REALTY, INC.
COMMERCIAL AND INDUSTRIAL REAL ESTATE

944 Marcon Blvd. • Suite 120 • Allentown, PA 18109
Phone: 610.398.4000 www.hawleyrealty.com

**3971 INDEPENDENCE DRIVE
North Whitehall Township
Schnecksville, Lehigh County, PA**



Building Size: 17,600 sq. ft.

Lot Size: 2.3632 acre

Description: Dryvit panel, corrugated and frame structural steel construction, 18'+ ceiling height, HVAC package for office and LP fired radiant heat in warehouse, public water, on site septic, 3 phase electric, one truck tailgate, two oversized drive in doors, outside storage permitted on large macadam area in rear of facility. Zoned Business/Light Industrial.

Location: PA Route 309 direct access, Route US 22 within 5 miles.

Lease Rate: \$4.85 per sq. ft. Net (3) – ***“Rate Reduced”***

Sale Price: \$1,260,000.00

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

THIS DOCUMENT SHALL NOT BE DEEMED TO BE AN OFFER TO SELL OR LEASE, NOR IS IT INTENDED TO EMPLOY ANY OUTSIDE BROKER WITHOUT SUCH BROKER ENTERING INTO A WRITTEN BROKERAGE COMMISSION AGREEMENT ACCEPTABLE TO THE OWNER OR LESSOR AND ITS COUNSEL. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE IN PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL, WITHOUT NOTICE.